

IS THIS A TREND???

Typically when I see the days on market increase I consider that an indication that the market is slowing. With that figure up 24% from last year, that should indicate that the market is slower than a year ago. However, with only 41 active listings and the inventory down 24% from a year ago, it is so hard to tell. Like always, it seems to me that homes that are priced correctly, that show well and don't have location objections, are still selling quickly. If you look at the ones with the longest days on market, most had location issues such as being located on or near a busier street.

*Shelley Bridge*

NUMBER OF  
**ACTIVE LISTINGS:**

**41**

↓ 25%  
FROM  
LAST  
MONTH

↓ 24%  
FROM  
LAST  
YEAR

Number of  
**UNDER CONTRACT**  
Listings:

**26**

↓ 4%  
FROM  
LAST  
MONTH

↓ 16%  
FROM  
LAST  
YEAR



NUMBER OF  
**SOLD**  
PROPERTIES:

**29**

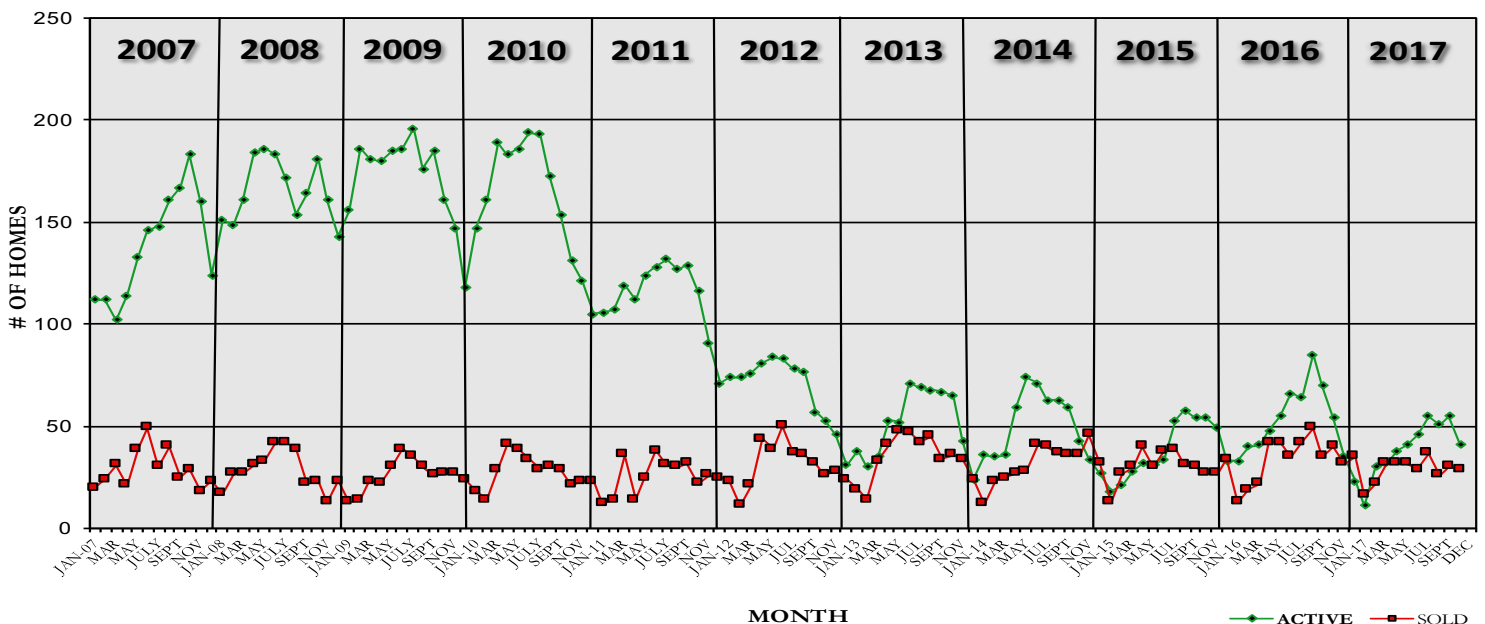
↓ 3%  
FROM  
LAST  
MONTH

↓ 28%  
FROM  
LAST  
YEAR

AVERAGE  
DAYS ON  
MARKET : **36**

↑ 29%  
FROM  
LAST  
MONTH

↑ 24%  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 10/1/2017 - 10/31/2017 as reported on 11/6/17, within the Denver metro area. This representation is based in whole or in part by REcolorado REcolorado does not guarantee or is in any way responsible for its accuracy. Content maintained by REcolorado may not reflect all real estate activity in the area.

Type	List Price	Address	Total Baths	Total Bedrooms	SqFt Above	SqFt Finished	SqFt Total	PSF Above Grade	Total Garage Spaces	Year Built	Lot Size SqFt	DOM	Sold Date	Sold Price
<b>SOLD</b>														
Attached	\$362,000	1404 S Gaylord Street	1	2	798	798	1,254	\$501.25	1	1923	3,163	6	10/23/17	\$400,000
Detached	\$429,500	673 S Lincoln Street	1	3	1,334	1,334	1,726	\$319.53	1	1896	4,690	23	10/24/17	\$426,250
Detached	\$450,000	249 S Franklin Street	1	2	798	798	1,107	\$563.91	2	1908	4,130	2	10/5/17	\$450,000
Attached	\$475,000	41 S Sherman Street	2	2	950	1,425	1,425	\$497.37	1	1901	1,561	11	10/19/17	\$472,500
Detached	\$499,000	538 S Washington Street	2	3	1,668	1,938	2,236	\$320.74	1	1909	4,170	2	10/27/17	\$535,000
Detached	\$539,900	1521 S University Boulevard	2	3	911	1,731	1,822	\$592.65	1	1940	5,590	39	10/3/17	\$539,900
Detached	\$549,000	309 E Bayaud Avenue	2	2	1,360	1,660	1,696	\$393.38	0	1905	2,130	2	10/13/17	\$535,000
Detached	\$550,000	1535 S Franklin Street	2	4	1,143	2,057	2,286	\$476.82	2	1956	6,240	344	10/18/17	\$545,000
Detached	\$550,000	76 S Washington Street	2	3	1,303	1,303	1,433	\$422.10	2	1890	3,125	5	10/12/17	\$550,000
Detached	\$575,000	175 S Downing Street	2	3	1,578	1,405	2,082	\$377.06	2	1906	4,760	4	10/5/17	\$595,000
Attached	\$585,000	949 S Washington Street	3	3	1,619	1,619	1,619	\$342.80	2	2010		9	10/5/17	\$555,000
Detached	\$599,000	648 S Williams Street	2	2	1,268	1,268	1,268	\$496.85	2	1900	3,120	4	10/27/17	\$630,000
Detached	\$600,000	680 S Ogden Street	1	2	918	918	1,836	\$626.36	2	1923	4,440	2	10/19/17	\$575,000
Detached	\$600,000	829 S Corona Street	2	3	1,145	1,800	1,886	\$541.48	2	1921	3,960	2	10/26/17	\$620,000
Detached	\$699,000	347 S Clarkson Street	2	3	1,054	1,990	1,990	\$694.50	3	1922	4,690	3	10/25/17	\$732,000
Detached	\$699,000	418 S Franklin Street	2	2	1,251	1,545	1,560	\$539.57	2	1930	5,060	16	10/6/17	\$675,000
Detached	\$699,000	750 S Pearl Street	2	3	1,046	1,631	1,631	\$668.26	2	1905	4,160	38	10/17/17	\$699,000
Detached	\$699,000	854 S Pennsylvania Street	2	3	1,611	1,858	2,041	\$468.65	2	1911	4,689	3	10/12/17	\$755,000
Detached	\$725,000	446 S Logan Street	4	3	1,254	2,154	2,236	\$588.52	2	1909	4,680	4	10/19/17	\$738,000
Detached	\$799,000	818 S Gilpin Street	3	3	1,482	2,497	2,610	\$518.89	2	1923	4,690	15	10/30/17	\$769,000
Detached	\$814,900	425 S Pennsylvania Street	3	4	2,185	2,185	2,358	\$389.02	2	1890	4,680	2	10/19/17	\$850,000
Detached	\$879,000	1181 S High Street	4	3	2,241	2,241	2,961	\$359.21	2	1908	6,300	71	10/17/17	\$805,000
Detached	\$899,000	302 S Vine Street	3	4	2,366	3,145	3,335	\$342.35	2	1958	12,400	65	10/5/17	\$810,000
Detached	\$1,198,000	245 S Williams Street	2	3	2,224	2,814	3,404	\$528.33	2	1921	10,400	10	10/12/17	\$1,175,000
Detached	\$1,200,000	1565 S York Street	5	4	2,692	3,572	3,772	\$445.77	2	1955	6,250	0	10/24/17	\$1,200,000
Detached	\$1,399,999	960 S High Street	4	4	3,773	5,023	5,445	\$371.06	2	2002	6,300	122	10/10/17	\$1,399,999
Detached	\$1,650,000	525 S Downing Street	5	4	5,094	5,094	5,094	\$294.46	3	1936	6,350	70	10/30/17	\$1,500,000
Detached	\$1,850,000	1155 S York Street	5	5	3,386	5,000	5,033	\$541.94	3	2008	6,300	9	10/12/17	\$1,835,000
Detached	\$1,950,000	911 S Williams Street	5	6	3,994	5,794	6,016	\$474.46	2	2005	6,670	154	10/30/17	\$1,895,000
<b>TOTAL SOLD = 29    AVERAGE DAYS ON THE MARKET = 36</b>														

Type	List Price	Address	Total Baths	Total Bedrooms	SqFt Above	SqFt Finished	SqFt Total	PSF Above Grade	Total Garage Spaces	Year Built	Lot Size SqFt	DOM
<b>UNDER CONTRACT</b>												
Detached	\$359,900	322 S Logan Street	1	2	813	813	1,385	\$442.68	1	1890	3,120	7
Attached	\$419,900	324 S Logan Street	2	2	1,157	1,157	1,157	\$362.92	0	1898		14
Detached	\$449,000	1181 S Emerson Street	1	1	824	980	1,136	\$544.90	0	1911	4,680	7
Detached	\$464,900	959 S University Boulevard	2	1	705	1,125	1,410	\$659.43	0	1922	6,500	63
Detached	\$575,000	83 N Washington Street	2	2	1,275	1,275	2,232	\$450.98	2	1900	4,248	8
Detached	\$585,000	275 S Washington Street	2	3	1,152	1,937	2,037	\$507.81	3	1928	4,690	4
Detached	\$624,000	744 S York Street	2	3	962	1,924	1,924	\$648.65	1	1929	4,690	78
Detached	\$625,000	1005 S Washington Street	2	3	1,486	1,486	1,837	\$420.59	2	1903	6,250	45
Detached	\$630,000	640 S Sherman Street	3	3	1,536	1,900	1,954	\$410.16	4	1905	4,690	45
Detached	\$650,000	1260 S Emerson Street	3	3	1,669	1,904	2,453	\$389.45	2	1927	4,670	10
Detached	\$675,000	50 N Sherman Street 52	1	2	1,236	1,236	2,556	\$546.12	1	1922	6,130	19
Detached	\$710,000	416 S Washington Street	2	3	1,249	2,099	2,258	\$568.45	2	1905	4,690	5
Detached	\$715,000	1059 S Corona Street	2	3	1,214	2,428	2,428	\$588.96	2	1921	4,750	5
Detached	\$764,000	490 S Race Street	3	4	2,166	2,445	2,538	\$352.72	2	1921	4,680	110
Detached	\$799,000	918 S Gaylord Street	2	3	1,121	2,242	2,242	\$712.76	2	1916	4,720	1
Detached	\$839,000	875 S Emerson Street	3	4	2,007	2,481	2,481	\$418.04	3	1916	4,750	63
Detached	\$865,000	241 S Pearl Street	4	4	2,084	2,930	3,155	\$415.07	2	2013	3,356	28
Detached	\$899,900	1281 S Downing Street	3	4	1,997	2,997	2,997	\$450.63	3	1912	8,990	177
Detached	\$984,900	675 S York Street	3	4	2,042	3,267	3,322	\$482.32	2	1928	6,240	40
Detached	\$990,000	1419 S Gaylord Street	3	4	2,008	2,914	2,914	\$493.03	2	1927	5,250	18
Detached	\$1,250,000	1120 S York Street	4	4	2,454	3,220	3,236	\$509.37	2	1912	6,300	7
Detached	\$1,250,000	1465 S Vine Street	5	4	2,884	4,164	4,307	\$433.43	2	2007	4,720	69
Detached	\$1,599,000	1309 S Marion Street	6	5	3,650	5,172	5,394	\$438.08	2	2008	5,990	6
Detached	\$1,749,000	1134 S York Street	4	4	3,270	3,270	4,976	\$534.86	2	2010	6,300	8
Detached	\$1,829,000	450 S Vine Street	5	5	2,875	4,198	4,275	\$636.17	2	2017	4,680	4
Detached	\$1,875,000	1346 S Gaylord Street	5	6	3,495	5,141	5,297	\$536.48	2	2017	6,300	2
<b>TOTAL UNDER CONTRACT = 26</b>												

Type	List Price	Address	Total Baths	Total Bedrooms	SqFt Above	SqFt Finished	SqFt Total	PSF Above Grade	Total Garage Spaces	Year Built	Lot Size SqFt	DOM
<b>ACTIVE</b>												
Attached	\$264,900	69 N Logan Street C	1	1	551	551	551	\$480.76	0	1890		9
Attached	\$350,000	274 S Sherman Street	2	2	1,069	1,069	1,069	\$327.41	2	1905		47
Attached	\$375,000	272 S Sherman Street	2	3	1,571	1,571	1,571	\$238.70	0	1895		70
Attached	\$460,000	69 S Pearl Street	1	2	999	999	1,379	\$460.46	1	1900		37
Detached	\$510,000	122 E Bayaud Avenue	1	2	1,128	1,128	1,368	\$452.13	1	1888	4,480	45
Detached	\$550,000	69 N Grant Street	2	2	1,613	1,613	2,103	\$340.98	1	1896	3,075	27
Detached	\$599,900	836 S Logan Street	3	4	1,622	2,022	2,686	\$369.85	2	1893	4,800	246
Detached	\$625,000	1069 S Ogden Street	1	2	951	1,543	1,691	\$657.20	1	1911	4,750	32
Detached	\$654,900	1362 S University Boulevard	2	4	1,158	2,106	2,316	\$565.54	1	1924	6,250	121
Detached	\$670,000	712 S York Street	2	3	1,030	1,940	2,030	\$650.49	2	1931	5,010	59
Detached	\$695,000	2 N Pennsylvania Street	3	4	1,682	2,082	2,521	\$413.20	0	1905	2,397	6
Detached	\$700,000	554 S Emerson Street	2	4	936	1,498	1,872	\$747.86	1	1924	4,760	18
Detached	\$705,000	270 S Clarkson Street	3	3	1,960	1,960	2,635	\$359.69	2	1899	6,340	26
Detached	\$717,000	608 S Pearl Street	2	3	1,426	2,061	2,139	\$502.81	2	1900	4,170	61
Detached	\$749,900	930 S Pennsylvania Street	3	5	2,249	2,500	2,525	\$333.44	1	1900	4,166	143
Detached	\$750,000	417 S Gilpin Street	2	3	1,346	1,849	1,920	\$557.21	2	1913	5,060	60
Detached	\$795,000	960 S Gaylord Street	2	3	1,213	2,341	2,341	\$655.40	2	1916	4,720	67
Detached	\$835,000	1186 S Gaylord Street	2	5	1,379	2,627	2,693	\$605.51	2	1937	6,300	94
Detached	\$850,000	1440 S Gaylord Street	3	3	1,244	1,902	1,902	\$683.28	2	1925	5,350	38
Detached	\$854,000	457 S Franklin Street	3	4	1,352	2,155	2,189	\$631.66	2	1925	4,760	109
Detached	\$895,000	509 S Grant Street	4	5	2,433	2,833	2,943	\$367.86	2	1905	4,690	33
Attached	\$899,000	235 S Washington Street	4	3	1,944	2,867	2,916	\$462.45	2	2009	3,116	59
Attached	\$899,900	124 S Washington Street	5	4	2,190	2,964	2,964	\$410.91	2	2017	2,644	48
Detached	\$915,000	507 S Emerson Street	3	4	1,672	2,672	2,672	\$547.25	3	1908	4,230	20
Detached	\$950,000	1510 S Humboldt Street	4	5	2,800	4,093	4,237	\$339.29	2	2008	6,297	136
Detached	\$950,000	322 S Humboldt Street	3	3	2,744	2,744	2,910	\$346.21	2	1897	4,760	240
Detached	\$985,000	1240 S CLARKSON Street	5	4	2,701	3,150	3,201	\$364.68	2	1910	4,310	52
Detached	\$1,000,000	966 S York Street	4	4	2,112	2,912	3,111	\$473.48	1	1921	6,250	18
Detached	\$1,014,900	812 S Gaylord Street	3	4	1,922	3,094	3,094	\$528.04	3	1929	5,610	58
Detached	\$1,295,000	480 S Race Street	4	6	2,860	4,540	4,650	\$452.80	2	1996	4,680	11
Detached	\$1,296,000	44 N Lincoln Street	6	5	2,944	3,561	3,631	\$440.22	1	1895	6,250	94
Detached	\$1,450,000	1184 S Clarkson Street	6	5	3,578	4,987	4,987	\$405.25	3	2017	4,567	266
Attached	\$1,495,000	435 S Humboldt Street	6	4	2,942	3,989	4,127	\$508.16	0	2017		17
Detached	\$1,525,000	440 S Gilpin Street	4	5	2,406	3,526	3,526	\$633.83	2	1939	6,240	10
Detached	\$1,635,000	235 S High Street	4	4	3,175	4,825	4,825	\$514.96	2	1993	7,300	40
Detached	\$1,750,000	223 S Lafayette Street	5	5	2,648	3,908	3,972	\$660.88	2	2011	4,530	18
Detached	\$1,750,000	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$410.89	2	2001	6,240	32

Detached	\$1,795,000	2353 E Alameda Avenue	4	4	4,040	4,040	4,040	\$444.31	2	1995	11,867	553
Detached	\$1,848,500	350 S Gilpin Street	6	5	3,486	5,146	5,232	\$530.26	2	1924	6,240	153
Detached	\$1,850,000	1144 S High Street	5	5	3,434	4,934	5,035	\$538.73	3	2007	6,648	58
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	99
<b>TOTAL ACTIVE = 41</b>												